

Planning Analysis & Property Information

Applicant:	Ron Borders (realtor & property manager)		
Owner:	Theorem Properties LLC (Alex Alvarez)		
Request:	Conditional Use Permit for a Light Manufacturing facility in C-H zoning		
Property General Information			
Size & Location:	One parcel of land consisting of 0.48 acres located along the south side of West Hill Avenue, about 500 feet west of Oak Street.		
Street Address:	415 West Hill Avenue		
Tax Parcel ID:	Map 0120A Parcel 055	City Council District:	3 <i>Councilman Vickers</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Vacant commercial
	Proposed:	C-H	Light Manufacturing
Adjacent Property:	North:	C-H	Valdosta Daily Times
	South:	C-H	City parking lot (public)
	East:	C-H	City parking lot (public), Georgia Beer Co.
	West:	C-H	Church
Zoning & Land Use History:	This parcel has been zoned C-H for more than 35 years and has always been used commercially – the most recent business being Action Printing Co.		
Neighborhood Characteristics			
Historic Resources:	Despite its location within the local Historic District, the subject property and many of the surrounding properties are NOT considered a “contributing resource” to the District. However, the nearby Georgia Beer Co. building is a significant historic structure.		
Natural Resources:	Vegetation:	None.	
	Wetlands:	No existing wetlands on or near the property	
	Flood Hazards:	The property is located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along West Hill Avenue		
Transportation:	West Hill Avenue (US 84) – (Principal Arterial)		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 350 feet to the east The nearest fire hydrants are along both sides of West Hill Avenue near the subject property		